

whiteley helyar



2,050 ft²
*including annexe &
excluding storage of 630 ft²*



**4 double
bedrooms**



**bathroom & 2
cloakrooms**



**driveway parking
with EV charger**

Guide Price £1,200,000

16 Bloomfield Grove, Bath, BA2 2BZ

A fabulous and most substantial semi-detached 1930's house, extended, remodelled and refurbished to a high standard in this peaceful and sought after road. This bright and spacious property benefits from versatile and well presented accommodation, together with a large detached annexe in the garden and lovely widespread and far reaching views, over the city centre and to the hills beyond.

ACCOMMODATION

4 double bedrooms
sitting room
dining room
office/garden room
a number of useful store rooms

bathroom
living room
kitchen
cloakroom
gas fired heating

EXTERNALLY

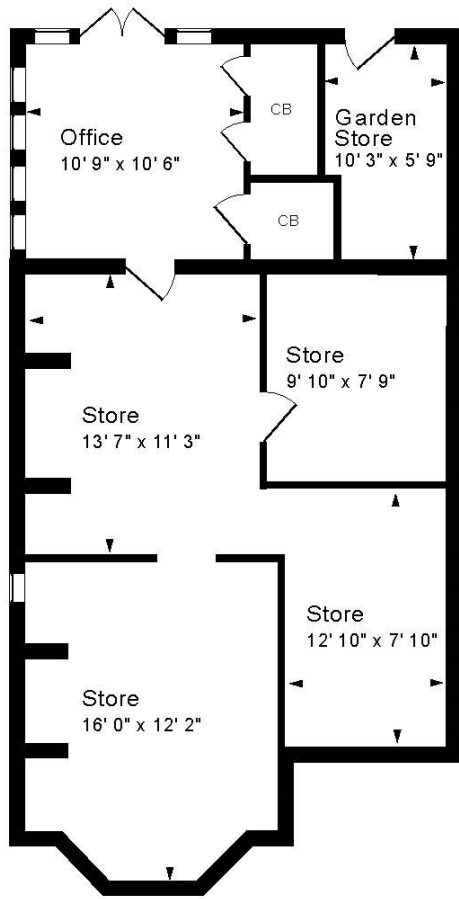
The house stands in beautiful gardens. They are of good size and enclosed, laid to sweeping lawn with many particularly well stocked flower and herbaceous borders, specimen shrubs, mature trees and bushes. There is a large paved sun terrace, further charming seating areas, outside lighting, water tap, garden store and a large detached garden office/studio/summerhouse (with a cloakroom). The front is mostly gravelled, enclosed by a variegated hedge, with a water tap, driveway parking and EV charger.

LOCATION

16 Bloomfield Grove occupies a really great position in this extremely convenient and popular road. It is close to many excellent schools, Baskervilles Gym, a number of parks, the Two Tunnels Cycle Path and the wide range of shops and amenities both on Bear Flat and in Moorland Road. The house is also well served by a frequent bus service to Bath Spa Railway Station and the countless facilities in the city centre - just over a mile away.

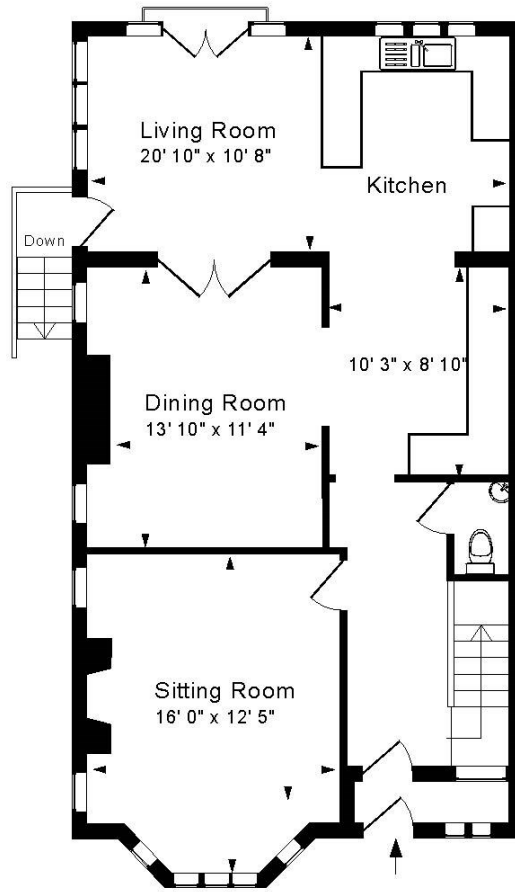






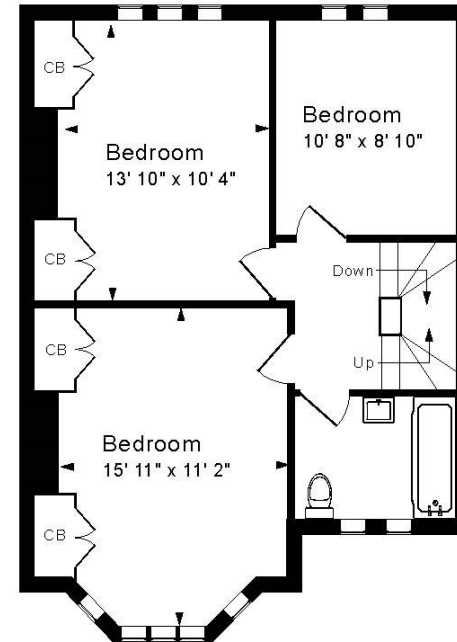
Garden Floor

Approx. Gross Internal Floor Area House: 1,735 Sq. Ft. / 161 Sq. M
 Stores: 630 Sq. Ft. / 58 Sq. M
 Annexe: 315 Sq. Ft. / 29 Sq. M
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 Drawing Number: 172-0759
 16 Bloomfield Grove, Bath, BA2 2BZ.

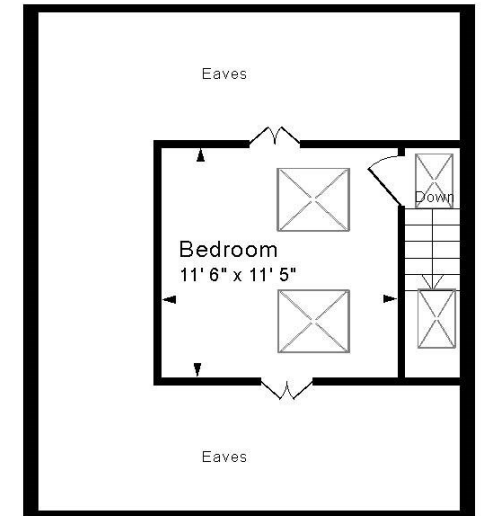
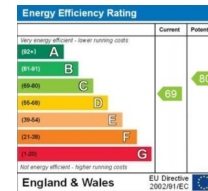


Ground Floor

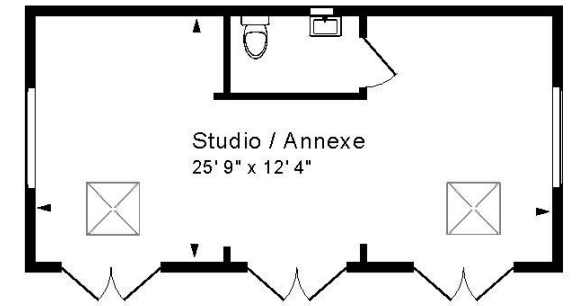
Tenure: Freehold
Council Tax: 'E' - £2,575.27



First Floor



Top Floor



Studio/Annexe

